

IN RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE (10260 York Road) and, PETITIONS FOR SPECIAL HEARING & VARIANCE (10250 York Road) 8 th Election District 3 rd Councilmanic District	* BEFORE THE * ZONING COMMISSIONER * OF BALTIMORE COUNTY * Cases Nos. 99-349-SPHXA and * 99-350-SPHA *
Robert E. Frankel Petitioner	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before this Zoning Commissioner for consideration of combined Petitions for Special Hearing, Special Exception and Variance relief filed by the owner of the subject adjacent properties, Robert E. Frankel, through his attorney, Robert A. Hoffman, Esquire. In Case No. 99-349-SPHXA, the Petitioner seeks special hearing, special exception and variance relief for the property known as 10260 York Road (Lot 1). Specifically, a special hearing is sought to approve an amendment to the previously approved site plan in prior Case No. 93-201-ASA. In addition, a special exception is requested to permit a used car dealership as a principal use on a single lot of record, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), and variance relief is sought to permit a side yard setback of 10 feet in lieu of the required 30 feet, pursuant to Section 238.2 of the B.C.Z.R., and to allow vehicles to be displayed in the front yard, 31.5 feet from the front building line, in lieu of the not more than 15 feet permitted, pursuant to Section 238.4 of the B.C.Z.R. In Case No. 99-350-SPHA, the Petitioner requests special hearing and variance relief for the adjacent property known as 10250 York Road (Lot 2). In that case, special hearing relief is also requested to approve an amendment to the previously approved site plan in prior Case No. 93-201-ASA, and a variance is sought to permit a side yard setback of 8 feet in lieu of the required 30 feet, pursuant to Section 238.2 of the B.C.Z.R. The subject properties and relief requested are more particularly shown on the two-page site plan which was submitted into evidence and marked as Petitioner's Exhibits 1A and 1B.

ORDER RECEIVED FOR FILING
Date 11/19/99
By [Signature]

Appearing at the requisite public hearing were Robert E. Frankel, property owner, Bob Capalongo and Scott Rouk, representatives of Morris & Ritchie, Inc., the engineers who prepared the site plan for this property, and Robert A. Hoffman, Esquire, attorney for the Petitioners. Also appearing in support of the requests were Rich Giroux and Diane Torn. There were no Protestants or other interested persons present.

This Zoning Commissioner is very familiar with the subject properties, by virtue of my presiding over the development plan hearing and Petitions filed in prior Cases Nos. VIII-613 and 93-201-ASA. At that time, the Petitioner came before me as the Contract Purchaser of the subject property, seeking development plan approval and zoning relief to enable development of Lot 2 with an automobile dealership, which is now operating as Chesapeake Cadillac. The property was originally owned by the AAI Corporation and sold to the Petitioner. The property consists of two adjoining parcels, zoned B.R. Lot 1 contains 1.57 acres in area and Lot 2 contains 2.31 acres in area. In any event, the Petitioner now comes before me seeking additional relief to permit further development on both Lots 1 and 2.

Specifically, the Petitioner proposes to construct a building necessary to accommodate a new Jaguar automobile dealership on Lot 2, which will bear the address 10250 York Road. In addition, the Petitioner proposes to develop Lot 1 with a building necessary to accommodate a used car dealership. An area for new car inventory parking is also planned for Lot 1. As shown on the site plan, the Petitioner's holdings are divided by an access road which leads from York Road to the interior of the property retained by AAI.

In Case No. 99-349-SPHXA, relief is requested to accommodate the Petitioner's proposal for Lot 1 (10260 York Road). Specifically, approval of an amendment to the previously approved site plan is sought as well as special exception and variance relief to permit the used car dealership on Lot 1 as a principal use on a single lot of record. Although Lot 1 is indeed a separate parcel, it is used in conjunction with the business activities on Lot 2. Variance relief is also necessary to permit a side yard setback of 10 feet in lieu of the required 30 feet and to permit used cars to be displayed in the front of the lot as more particularly shown on the site plan.

ORDER RECEIVED FOR FILING
6/19/99
FILED
JUL 1 1999
CLERK OF SUPERIOR COURT
ALBANY, NEW YORK

In Case No. 99-350-SPHA, a special hearing is requested to amend the previously approved site plan in prior Case No. 93-201-ASA to permit construction of a building to house the new Jaguar dealership. Additionally, variance relief is requested for the new car building to permit same to come within 8 feet of the side property line abutting the private road.

It is to be noted that the Bureau of Development Plans Review division of the Department of Permits and Development Management submitted a zoning advisory committee (ZAC) comment, dated April 6, 1999, in which they recommended a denial of the requested variances that would reduce the streetscape landscaping along York Road. Although I considered that comment, the site plan does show sufficient areas for landscaping. Thus, I do not believe the granting of the variance relief will be inconsistent with the neighborhood and surrounding locale.

Upon due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested. In my judgment, development of the two parcels as proposed is appropriate. Thus, an amendment to the previously approved site plan is required to incorporate the desired changes. However, all other terms, conditions, and restrictions of the Order issued in the prior case shall remain in full force and effect. These include, but are not limited to, the restrictions regarding outdoor advertising.,

Pursuant to the advertisement, posting of the properties, and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

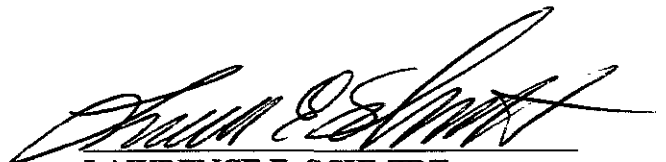
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of June, 1999 that the Petitions for Special Hearing, Special Exception and Variance filed In Case No. 99-349-SPHXA to approve an amendment to the previously approved site plan in prior Case No. 93-201-ASA, a special exception to permit a used car dealership as a principal use on a single lot of record, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), and variance relief to permit a side yard setback of 10 feet in lieu of the required 30 feet, pursuant to Section 238.2 of the B.C.Z.R., and vehicles to be displayed in the front yard, 31.5 feet from the front building line, in lieu of the not more than 15 feet permitted, pursuant to Section 238.4 of the B.C.Z.R., for a proposed used car dealership to be located on the

property known as 10260 York Road (Lot 1), in accordance with Petitioner's Exhibits 1A and 1B, be and are hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petitions for Special Hearing and Variance relief filed in Case No. 99-350-SPHA, to approve an amendment to the previously approved site plan in prior Case No. 93-201-ASA, and a variance to permit a side yard setback of 8 feet in lieu of the required 30 feet, pursuant to Section 238.2 of the B.C.Z.R., for a proposed Jaguar dealership to be located on the adjacent property known as 10250 York Road (Lot 2), in accordance with Petitioner's Exhibits 1A and 1B, be and are hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued in prior Case No. 93-201-ASA shall remain in full force and effect.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECD. BY _____
Date 6/9/99
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 9, 1999

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204


RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
(10260 York Road) and, PETITIONS FOR SPECIAL HEARING & VARIANCE
(10250 York Road)
8th Election District – 3rd Councilmanic District
Robert E. Frankel, Petitioner
Cases Nos. 99-349-SPHXA and 99-350-SPHA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance relief filed in both cases have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Robert E. Frankel
201 Reisterstown Road, Baltimore, Md. 21208
Messrs. Bob Capalongo & Scott Rouk
Morris & Ritchie, Inc., 110 West Road, Suite 245, Towson, Md. 21204
People's Counsel; Case ~~File~~

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10260 York Road (Lot 1)
which is presently zoned BR

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amendment to the site plan previously approved in Case No.
93-201-ASA.

Property is to be posted and advertised as prescribed by zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Leasee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney for Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Robert E. Frankel

Name - Type or Print

Signature

Name - Type or Print

Signature

201 Reisterstown Road

410-484-8800

Address

Telephone No.

Baltimore

MD

21208

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman, Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hrs.

UNAVAILABLE FOR HEARING

Reviewed By JL

Date 3/9/99

Case No. 99-349-SPHXA

To be heard with
99-350-SPHA

REV 9/15/98

Date 3/9/99
DocCS1/erl01/#79765 v1

ORDER RECEIVED FOR FILING



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 10260 York Road (Lot 1)

which is presently zoned BR

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Pursuant to Section 236.4 of the Baltimore County Zoning Regulations to permit
a used car dealership as a principal use on a single lot of record.

Property is to be posted and advertised as prescribed by zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Leasee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney for Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Robert E. Frankel

Name - Type or Print

Signature

Name - Type or Print

Signature

201 Reisterstown Road

410-484-8800

Address

Telephone No.

Baltimore

MD

21208

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman, Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

2 hrs.

UNAVAILABLE FOR HEARING

Reviewed By

IL

Date

3/9/99

Case No.

99-349-SPHXA

To be heard
with 99-350-SPHA

REV 9/15/98

TO: DDCS/erl01/#79870 v1

Date

by

ORDER RECEIVED FOR FILING



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10260 York Road (Lot 1)

which is presently zoned

BR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at the hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Leasee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney for Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Robert E. Frankel

Name - Type or Print

Signature

Name - Type or Print

Signature

201 Reisterstown Road

410-484-8800

Address

Telephone No.

Baltimore

MD

21208

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman, Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

2 hrs.

UNAVAILABLE FOR HEARING

Reviewed By

JL

Date

3/9/99

ORDER RECEIVED FOR FILING
REV 9/15/98
TO: DCS 101/79762 v1

Case No. 99-349-SPHX A

To be heard
with 99-350-SPHA

VARIANCE PETITION
10260 YORK ROAD (LOT 1)

1. Variance from Section 238.2 to permit a side yard setback of 10 feet in lieu of the 30 feet required.
2. Variance from Section 238.4 to permit vehicles to be displayed in the front yard, 31.5 feet in front of the required front building line (46.5 feet) in lieu of the not more than 15 feet permitted.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning Description
Chesapeake Jaguar
10260 York Road
Eighth Election District
Baltimore County, Maryland

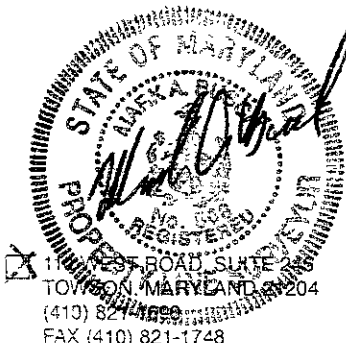
349

Beginning for the same at a point on the west side of York Road, Maryland Route 45, the said point being designated as No. 41 on a plat entitled, "3rd Amended Subdivision of AAI Corporation", recorded in the Land Records of Baltimore County, Maryland in Plat Book S.M. 70, folio 43, the said point being 1,740'± from the intersection of York Road and Industry Lane, thence from the POINT OF BEGINNING so fixed, and binding on the outlines of Lot 1 as shown on the said plat, the following three courses and distances, viz:

1. South 26°31' 55" West, 35.36 feet,
2. South 71°31' 55" West, 75.00 feet.
3. 170.47 feet along the arc of a curve to the left, having a radius of 170.00 feet and being subtended by a chord of South 42°48' 20" West, 163.41 feet to the BR Zoning line as shown on the said plat, thence binding on the said zoning line and through the said Lot 1;
4. North 18°19' 44" West, 185.55 feet, thence leaving the zoning line and binding on Lot 1 the following two courses and distances viz:
5. North 71°32' 01" East, 242.85 feet,
6. South 18°28'05" East, 82.00 feet, to the POINT OF BEGINNING.

Containing 0.666 acres of land more or less.

BEING that part of Lot 1, of a Plat entitled "3rd Amended Subdivision of AAI Corporation" recorded in the Land Records of Baltimore County, Maryland in Plat Book S.M. 70, folio 43, which currently lies in BR zoning.



MAB:mak's\9600.5\zoning2.des\030899

☐ 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☒ 110 WEST ROAD, SUITE 204
TOWSON, MARYLAND 21204
(410) 821-1699
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9792 (301) 776-1690
FAX (410) 792-7395

99.349.5PHXA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 062322

DATE 3/9/99 ACCOUNT Ro016150

AMOUNT \$ 650.00

RECEIVED FROM: V.B.H.

FOR: SPHXA FILING

PA. 349 SPHXA

PAID RECEIPT
PROCESS: 062322
5/10/1999 3:09/1999 15:08:02
RECEIPT # 091371
5 MURKELINOR CASH RECEIPT
CASHIER: CLM CML BANNER
CASH NO. 062322
CASH AMOUNT 650.00 CASH
CASHIER: CLM CML BANNER

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #29-349-SPHYA
10260 York Road
W/S York Road, 1740; Not Industry Lane
8th Election District -- 3rd Courtdmantic District
Legal Owner(s): Robert E. Frankel

Special Hearing: to approve an amendment to the site plan previously approved in case number: 83-201-ASA. Special Exemption: to permit a used car dealership. Variance: to permit a side yard setback of 10 feet in lieu of the 30 feet required and to permit vehicles to be displayed in the front yard, 31.5 feet in front of the required front building line in lieu of the not more than 15 feet permitted.

Hearing: Tuesday, April 27, 1993 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bostley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4368.
(2) For information concerning the file subject Hearing, Contact the Zoning Review Office at (410) 887-3381.

4/168 Apr. 8 C303063

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/8/1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/8/1999

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE. Case No 99-349-SPHXA

Petitioner/Developer R.E. FRANKEL, ETAL

% ROBERT HOFFMAN, ESQ

Date of Hearing/Closing 4/27/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #10260 YORK ROAD

The sign(s) were posted on

4/11/99

(Month, Day, Year)



Sincerely,

Patrick M O'Keefe 4/11/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

99-349-SPHXA
#10260 YORK RD. (V.B.H.)
FRANKEL
H: 4/27/99 e2:00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 29, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-349-SPHXA
10260 York Road
W/S York Road, 1740' N of Industry Lane
8th Election District – 3rd Election District
Legal Owner: Robert E. Frankel

Special Hearing to approve an amendment to the site plan previously approved in case number 93-201-ASA. Special Exception to permit a used car dealership. Variance to permit a side yard setback of 10 feet in lieu of the 30 feet required and to permit vehicles to be displayed in the front yard, 31.5 feet in front of the required front building line in lieu of the not more than 15 feet permitted.

HEARING: Tuesday, April 27, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a small "EC" or similar mark below it.

Arnold Jablon
Director

c: Robert A. Hoffman, Esquire
Robert E. Frankel

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 12, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
April 8, 1999 Issue – Jeffersonian

Please forward billing to:

Barbara Ormord 410-494-6201
210 Allegheny Avenue
Towson, MD 21204

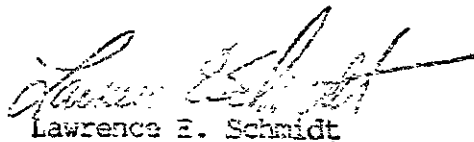
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-349-SPHXA
10260 York Road
W/S York Road, 1740' N of Industry Lane
8th Election District – 3rd Election District
Legal Owner: Robert E. Frankel

Special Hearing to approve an amendment to the site plan previously approved in case number 93-201-ASA. Special Exception to permit a used car dealership. Variance to permit a side yard setback of 10 feet in lieu of the 30 feet required and to permit vehicles to be displayed in the front yard, 31.5 feet in front of the required front building line in lieu of the not more than 15 feet permitted.

HEARING: Tuesday, April 27, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-349-SpHXA
Petitioner: Robert E. Franke
Address or Location: 10260 York Road (Lot 1)

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Ormrod
Address: 210 Allegheny Avenue
Towson, Md 21204
Telephone Number: 410-494-6201

Request for Zoning Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-349-SPHXA

A PUBLIC HEARING WILL BE HELD BY:
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: A SPECIAL EXCEPTION FOR USED MOTOR VEHICLE SALES, A SPECIAL
HEARING TO AMEND THE SITE PLAN IN CASE # 93-201-A SA
AND VARIANCES TO PERMIT A SIDE YARD/REAR SETBACK OF 10 FT IN LIEU
OF 30 FT. AND TO PERMIT A DISPLAY AREA (FOR AUTOMOBILES) 31.5 FT
IN FRONT OF THE FRONT BUILDING LINE IN LIEU OF THE NOT MORE THAN 15 FT. PERMITTED

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 22, 1999

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Case No.: 99-349-SPH
Petitioner: Frankel
Location: 10260 York Road

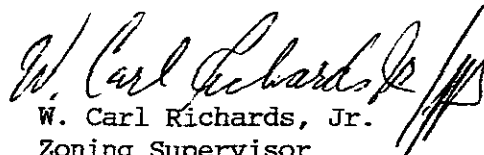
Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 9, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: April 6, 1999,

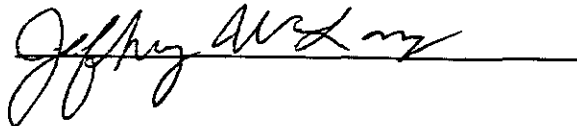
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 349 & 350

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in black ink, appearing to read "Jeffrey Long", is written over a horizontal line.

AFK/JL

INTEROFFICE CORRESPONDENCE

Date: April 6, 1999

ZONE0329.349

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 6, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 29, 1999
Item Nos. 345, 346, 347, 348, 349,
350, 351, 353, 355

and

Case #99-326 (Additional petition
for Special Hearing)

The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 5, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MARCH 22, 1999

Item No.: 346, 351, 352, 354, 347,
348, 349 AND 355

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 3/30/99

FROM: R. Bruce Seeley, Project Manager
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 3/22/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

~~346~~

348

349

350

351

355



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.24.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 349 JLL

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
10260 York Road (Lot 1), W/S York Rd, 1740' N of
Industry Ln, 8th Election District, 3rd Councilmanic

Legal Owners: Robert E. Frankel

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-349-SPHXA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

POINT OF BEGINNING
COORDINATES:
N 63,152.84
W 6,721.83

SITE
LOT 1

ML-AS

SCOTT'S
CORNER
SHOPPING
CENTER

BL-AS

RO

N 63,000
POND

D.R. 16

BR

PINE BARK CT

ML-1M

45

ML-AS

#349

BM

BM-AS

N 62,000

SCALE

1" = 200' ±

LOCATION

TEXAS

SHEET

N. W.

16-B

ML-AS

DATE
OF
PHOTOGRAPHY
JANUARY
1986

99.349.SPHXA

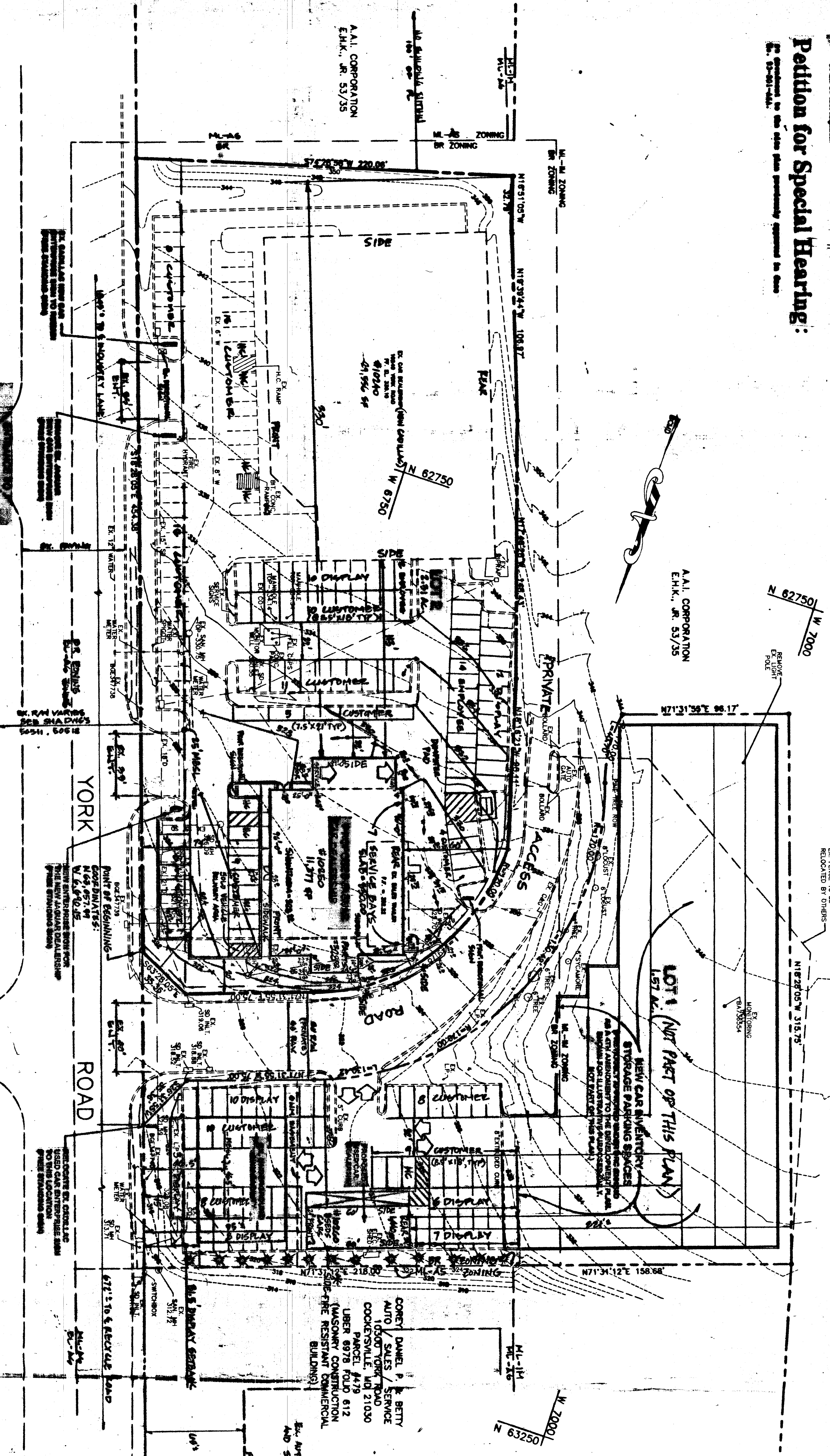
H-14

Petition for Variance:

Section 106 of the Uniform Land Use Regulation Act (ULURA) provides that a petition for a variance may be filed with the local government if the proposed use is not in conformity with the zoning ordinance and if the proposed use is a "special use" as defined in the ordinance.

Petition for Special Hearing:

Section 106 of the Uniform Land Use Regulation Act (ULURA) provides that a petition for a special hearing may be filed with the local government if the proposed use is not in conformity with the zoning ordinance and if the proposed use is a "special use" as defined in the ordinance.



RECORDED:
LHD 10/24/90
ONLY IN REAL ESTATE BUREAU OF RECORDS WORK TO BE DONE
RECORDING DATE:
DATE OF RECORDING:
DATE OF RECORDING:

GENERAL NOTES:

1. The proposed use is a "special use" as defined in the zoning ordinance.
2. The proposed use is not in conformity with the zoning ordinance.
3. The proposed use is a "special use" as defined in the ordinance.
4. The proposed use is not in conformity with the zoning ordinance.
5. The proposed use is a "special use" as defined in the ordinance.
6. The proposed use is not in conformity with the zoning ordinance.
7. The proposed use is a "special use" as defined in the ordinance.
8. The proposed use is not in conformity with the zoning ordinance.
9. The proposed use is a "special use" as defined in the ordinance.
10. The proposed use is not in conformity with the zoning ordinance.

MPRA

MORRIS & RITCHIE ASSOCIATES, INC.
BUSINESS PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
700 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 827-1800
FAX (410) 827-1748

CHESAPEAKE JAGUAR
SALES FRANCHISE PROPERTY
1000 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 827-1800
FAX (410) 827-1748

DATE **REVISIONS**

DATE	REVISIONS
10/24/90	1. Initial Design
11/15/90	2. Final Design
12/15/90	3. Final Design
01/15/91	4. Final Design
02/15/91	5. Final Design
03/15/91	6. Final Design
04/15/91	7. Final Design
05/15/91	8. Final Design
06/15/91	9. Final Design
07/15/91	10. Final Design

